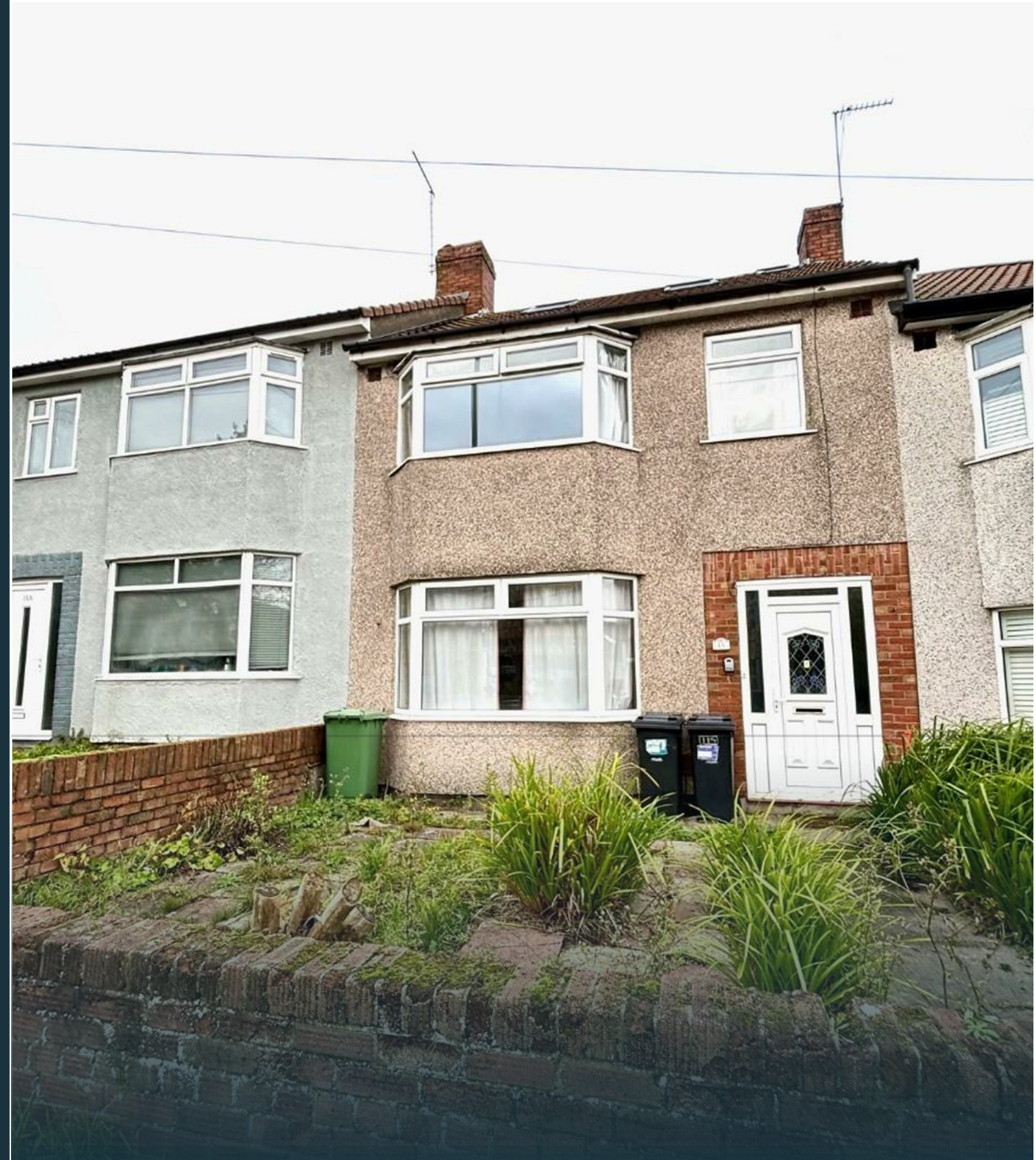


*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



STATION ROAD  
FILTON









## STATION ROAD

FILTON, BS34 7BX - £3,900 PCM



6 Bedroom(s)



2 Bathroom(s)



1173.28 sq ft

\* AVAILABLE 01.07.2025 \*

WELL PRESENTED, FURNISHED SIX DOUBLE BEDROOM TERRACED STUDENT PROPERTY! The Property Outlet are keen to offer to the 2025/2026 student rental market this fabulous home. The accommodation comprises ENTRANCE HALL, COMMUNAL LIVING ROOM, DINING ROOM ( DOUBLE DEBROOM ONE) & FITTED KITCHEN. To the first floor there are a further THREE DOUBLE BEDROOMS & a SHOWER ROOM W/C. The second floor consists of TWO DOUBLE BEDROOMS & a SHOWER ROOM/WC. The property is FURNISHED with WHITE GOODS that include a WASHING MACHINE, FRIDGE/FREEZER & ELECTRIC HOB/ELECTRIC OVEN. Other benefits include GAS CENTRAL HEATING & DOUBLE GLAZING. The property is situated on a popular road within Filton and is close to local shops & has great links to the UWE. Sorry no pets.

Holding Deposit £900.00

### COUNCIL TAX BAND - B

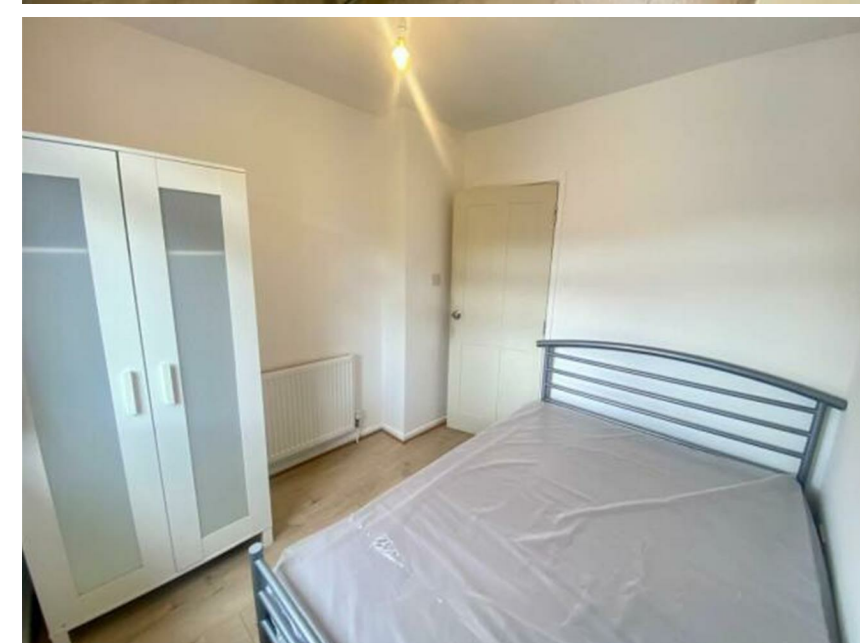
- 1173.28 SQFT
- STUDENT HOUSE
- Furnished
- Gas Central Heating
- Double Glazing
- Washing Machine
- Fridge/Freezer
- Electric Hob & Oven
- Close to UWE
- £4500

### PROPERTY SPECIALIST

Ms Olivia Melville-Brown

[o.melvillebrown@thepropertyoutlet](mailto:o.melvillebrown@thepropertyoutlet).

Assistant branch manager







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>39</div>	<div>84</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 